



Housing Commission Minutes [SUBJECT TO APPROVAL]

January 21, 2021 - 7:00 p.m.

This meeting was conducted in accordance with Governor Newsom's Executive Orders N-20-20 and N-35-20 and COVID-19 pandemic protocols.

CALL TO ORDER

Chairperson Gaidos called a teleconference meeting of the Housing Commission to order at the hour of 7:02 p.m.

Pledge of Allegiance

The Pledge of Allegiance to the flag was recited.

Roll Call

Commissioners Present: Kate Duggan, Karline Fischer, Zarina Kiziloglu, Tony Soby, and Chairperson Matthew Gaidos. (Jay Galvin joined the meeting at 7:06 p.m.)

Commissioners Absent: None.

Staff Present: Steve Hernandez, Housing Manager; Brian Dolan, Assistant City General Manager; and Edith Caponigro, Recording Secretary.

AGENDA AMENDMENTS

None

MINUTES

1. Approve Regular Meeting Minutes of November 19, 2020

Correction: Page 1 Roll Call – Karline Fisher should be Karline Fischer
Motion was made by Chairperson Gaidos, seconded by Commissioner Soby, to approve the minutes of the November 19, 2020 meeting. **The motion was approved unanimously.**

CONSENT CALENDAR

None.

MEETING OPEN TO THE PUBLIC

2. Introductions / Awards / Recognitions

None.

3. Public Comment from the audience regarding items not listed on the agenda

None.

MATTERS BEFORE THE COMMISSION

4. Update of City Council 2021-2022 Two-Year Work Plan Prioritization Process

Mr. Dolan provided commissioners details about the City Council Two-Year Work Plan advising that for the past 15 years City Council has adopted a two-year work plan that is designed to inform the community of Council's "shared vision" as well as to provide the City Manager with the policy direction needed to direct City resources that includes preparation of the annual budget and capital improvement plan.

Commissioners were advised that Council's current goals and objectives include the Vision Statement, General Plan and Strategic Objectives. The Strategic Objectives are organized into twelve categories with each reflecting a broad overview of the city's short- and long-term objectives. The categories include:

1. Develop Bernal Community Park
2. General Plan Implementation
3. Maintain Fiscal Responsibility
4. Address Affordable Housing
5. Implement Improved Traffic Circulation Measures
6. Foster Economic Development
7. Strengthen Youth Programs, Services and Activities
8. Assure a Safe and Secure Community
9. Protect and Enhance Pleasanton's Quality of Life, including Downtown
10. Pursue Environmental Awareness, Health, Land Use and Preservation Issues
11. Operate an Effective and Cost Efficient Government
12. Establish Integrated Initiatives for Organizational Success

Mr. Dolan advised that with the onset of COVID-19 a great number of the work plan priority projects have been carried forward to the 2021-2022 two-year work plan and these projects will continue to be priorities for staff. Restrictions by the State because of COVID-19 have also affected the City's revenue and may limit the City's ability to make progress on projects that

require large capital investment as previously anticipated with the City's budget and Capital Improvement Program. The allocation of staff time for projects has also been limited. Given these considerations, staff is recommending the commission limit their recommendations for the 2021-2022 City Council work plan.

The Commission was asked to review housing-related projects in the current work plan and consider refining or amending those projects and also consider any new project they would like to be considered for the new work plan. Mr. Dolan asked that the commission also consider prioritizing the projects. He advised that the goal is to make sure projects are realistic and something that staff will be able to accomplish.

Commissioners were reminded that the three housing-related Council priorities in the draft work plan, all of which were in the previous plan, include:

- Comprehensive Housing Legislative Review, Policy & Regulation Update (including SB 35 readiness)
- Continue to Support Sunflower Hill Project, and
- Review changes to the City's First Time Homebuyer Down-payment Assistance Program

Mr. Dolan asked commissioners to consider projects they would like City Council to prioritize which could include projects that are outside of the commission's usual focus area. He commented on the Housing Element as a possible new priority since it is something the commission has previously expressed wanting to be more involved with and to which Council has agreed.

Chairperson Gaidos asked commissioners to make their priority recommendations and to focus their comments on what is outlined in the staff recommendation.

Commissioner Duggan had questions about the City Council workshop and whether commissioners should be looking at all projects on the list when prioritizing. She agreed that involvement with the Housing Element is something that should be a top priority for the Housing Commission. Mr. Dolan indicated that staff was not asking for the commission to prioritize projects from the list of seventy-one, but would like to know what Housing programs they would like to see prioritized.

Chairperson Gaidos referred to the three Housing projects itemized in the staff report as being the projects that the commission was being asked to prioritize. He noted that the second project, Support of the Sunflower Hill Project, was nearing completion and felt it should no longer be a priority for the Housing Commission.

Mr. Hernandez noted that the Sunflower Hill Project was considered completely developed as of December 2020, and in November 2020 City Council approved modifications to the City's First Time Homebuyer Down payment Assistance Program.

Mr. Dolan advised that the Comprehensive Housing Legislative Review, Policy & Regulation Update is in the housing area but has not yet been assigned to the Housing Commission. He

provided details about a housing team that works with others in the Tri-Valley and affordable housing being a part of what the team is focused on. The Commission was advised that staff is tracking activities and reporting to Council on them. Mr. Dolan commented on recent changes that have been made to requirements for ADU's.

Commissioner Galvin commented on other cities providing more information online about ADU's rules and regulations. He felt more information is needed to be provided by the City of Pleasanton so the community is better informed. Mr. Dolan advised that new legislation overrides many current restrictions but still requires homeowners to comply with building codes and this had been a topic of discussion by Council at their last meeting. He noted that Council had chosen not to allow ADU's on a home's second floor.

Commissioner Duggan discussed the need for more housing education advocacy for housing services and suggested the city think about it in terms of trying to provide more outreach to the community to give them more options.

Mr. Dolan informed the commission that there will be exhaustive outreach provided by the city around the Housing Element. He commented on neighborhood meetings held during the last Housing Element process, press coverage that will be provided, and input that will be provided by the Housing Commission.

Commissioner Duggan thinks providing and getting information out to the community would be helpful, especially if community benefits are highlighted.

Commissioner Galvin would like to better understand how the commission can give feedback to City Council and where and how funds are being used. He was concerned that: 1) funds are not always being used for low-income housing; 2) that the Housing Commission never seems able to address and provide comment; 3) believes funds being allocated for low-income housing are too low; 4) the Housing Commission isn't provided input from other housing groups and cities; and 5) felt there was need for the Housing Commission to be more included.

Commissioner Galvin discussed the possibility of coordinating with other Tri-Valley cities on programs and projects and felt it was important that the Housing Commission be more educated and provided information about activities taking place in the community and surrounding areas.

Mr. Dolan indicated that he and Mr. Hernandez would discuss and address the concerns. He commented on in-lieu funds and expenses made for the Kottinger Place and Sunflower Hill projects, noting that funds are being saved for possible rezoning costs, etc. that will occur with the Housing Element. Mr. Dolan noted that Housing funds have been used for other things including the Emergency Rental Assistance Program but approximately \$10M still remains.

Commissioner Galvin commented on Eden Housing being involved with a Livermore project and wondered if they might be brought in to work with a developer in Pleasanton. Mr. Dolan provided information on how low-income housing projects work. He noted that the City has been approached by non-profit groups on projects but nothing has come to fruition. The

commission was advised that typically nonprofits find the property, which has been difficult in Pleasanton because properties are expensive.

Commissioner Soby agreed with staff's comments and felt further discussion needed to take place regarding things that could be done if the East Pleasanton area was to be included. Mr. Dolan indicated that the commission could re-emphasize that in any recommendation it makes. Commissioner Soby stated that he would like to see East Pleasanton added but was unsure whether this was something the current City Council will support. Mr. Dolan suggested the commission be explicit about adding East Pleasanton, if it is something they feel is important.

Commissioner Soby asked about funds needed for "clean-up" of areas and commented on a group in Livermore that is putting in small units for homeless individuals. He felt the commission should be tracking the success of this project and questioned whether such projects should be added to the list of priorities.

Commissioner Galvin commented on the small units for the homeless being installed by CrossWinds Church. Mr. Dolan provided details about a Livermore pilot program for the homeless that had not been successful.

Commissioner Fischer asked about the number of homeless individuals in the City of Pleasanton. Mr. Dolan advised that in a recent survey 40 individuals had been identified. He also advised that the City has provided money for homeless individuals to be put into hotels during COVID-19. The commission was advised there are no homeless encampments in Pleasanton, however, many homeless in the city are people who have lost their homes and are living in their cars. Mr. Dolan advised that staff members have driven out in early mornings trying to identify homeless individuals.

Commissioner Kiziloglu commented on housing issues, resources available and the average price of homes in the Pleasanton area being approximately \$1.5M. She discussed RHNA numbers, the number of homes needed, the fact that housing is a human right, and her feeling that Pleasanton has not done its fair share in providing help to people in the community. Commissioner Kiziloglu felt there was a need to demand for rezoning of land to build affordable housing and East Pleasanton is a dream that will take at least 10 years and housing is needed now. She discussed the need for rezoning of properties and how often this could be done, provided information on meetings she has been attending, and indicated she would like rezoning to take place that would allow for more affordable housing.

Mr. Dolan commented on RHNA and the Pleasanton numbers that have now increased to 5,900+. He noted building has been at 30-units/acre and about 200-acres needs to be found and rezoned and selling a required plausible suitable site in Pleasanton is going to shock a lot of people.

Commissioner Kiziloglu noted that East Pleasanton has no infrastructure so is not a location that can be considered now which is why she is suggesting the city consider rezoning other sites. Mr. Dolan advised that if a site is chosen it will have to be rezoned. He discussed rezoning

aspects and RHNA requirements with Commissioner Kiziloglu and commented on the scarcity of sites, number of units that will be required, and the size of lots.

Commissioner Kiziloglu felt this was all a big concern for the community who needs to be educated so they can address the need. Mr. Dolan felt that the market would not accept multi units and Commissioner Kiziloglu felt that whatever recommendations are made she wants people to be able to buy property.

Commissioner Duggan had questions about the Housing Element and whether consultants would be hired to help oversee things. Mr. Dolan advised that staff has working on selection of a consultant to work on this and that the City will be required to provide the zoning sites to be considered and rezoning of the sites will then need to take place.

Chairperson Gaidos indicated that he agreed: 1) with the additional priority that staff is recommending; 2) with commissioner recommendations for this commission to have more input on items; 3) that East Pleasanton would be a long-range project; and 4) he would like to emphasize the Stoneridge Mall area as a prime location for considering housing opportunities and ask City Council consider this.

Commissioner Kiziloglu noted that the Roche and HP buildings in the Hacienda Business Park were now vacant and suggested City Council also be asked to consider rezoning for these sites. Mr. Dolan advised that the Roche site has already been rezoned for housing but not yet accepted by Roche and a project at the mall is still on the table because the mall conglomerate is still trying to determine how they want to move forward, however a portion of the mall area will be considered in the Housing Element, however a traffic constraint will need to be considered and there is also concern that a widening the freeway overpass will need to take place.

Chairperson Gaidos felt that considering high-density housing in the mall area would help solve many of city's housing and RHNA problems. Commissioner Kiziloglu felt the City should rezone as many areas as possible and Mr. Dolan indicated there was no way this could be done before the Housing Element was done.

Commissioner Soby felt community education needed to be a priority because nothing would be successful if the public was not properly informed. He also agreed with staff's priority recommendation. Commissioner Duggan agreed, noting she felt outreach was extremely important.

Chairperson Gaidos noted that as members of the Housing Commission commissioners were free to initiate matters for discussion and ask that the items be put on meeting agendas for discussion, but he did not think some of the comments made during discussion should be included in the Council Two-Year Work Plan. Mr. Dolan agreed and advised that staff would be handling a Scope of Work that will include an Outreach Program and would be pleased to bring a draft copy of the Scope of Work for the commission to review and provide comment.

A motion was made by Chairperson Gaidos, seconded by Commissioner Soby, recommending the Comprehensive Housing Legislative Review, Policy & Regulation (including SB35 readiness)

as the Housing Commissions priority program for the City Council 2021-2022 Two-Year Work Plan.

ROLL CALL VOTE:

AYES: Commissioners Duggan, Galvin, Kiziloglu, Soby, and Chairperson Gaidos.
NOES: None
ABSENT: None
ABSTAIN: None

Commissioner Kiziloglu asked about the timeframe for the Housing Element and Scope of Work. Mr. Dolan provided details about this as well as possible traffic impacts. He also questioned if the commission wished to express to City Council their support for the East Pleasanton project to be left on the Work Plan.

A motion was made by Commissioner Kiziloglu, seconded by Commissioner Galvin, expressing support of the Housing Commission for the East Pleasanton Specific Plan to be left on the City Council 2021-2022 Two-Year Work Plan.

ROLL CALL VOTE:

AYES: Commissioners Duggan, Galvin, Kiziloglu, Soby, and Chairperson Gaidos.
NOES: None
ABSENT: None
ABSTAIN: None

Commissioner Duggan questioned whether a Stoneridge Mall project should also be included in the Work Plan. Chairperson Gaidos indicated that based on Mr. Dolan’s earlier comments he didn’t believe it was something the commission should consider. Commissioner Kiziloglu indicated she would be opposed to another biotech company being considered the area.

Commissioner Fischer questioned Mr. Dolan on which brings more funds to the city – housing, business or economics. Mr. Dolan provided details and advised that in the past it has been retail because that provides both property and sales tax and sometimes even a third tax and currently about 70% of revenue comes from both commercial and residential property taxes.

5. Appointment of New Officers (Chairperson and Vice Chairperson for 2021)

Mr. Hernandez advised that the commission is required to nominate and elect a Chairperson and Vice Chairperson for 2021.

Commissioners agreed that since Chairperson Gaidos has not been able to Chair many meetings because of COVID-19 and is able to do a second term, if he agrees, they would like for him to do a second term. They also agreed that Commissioner Galvin should remain as the Vice Chairperson.

A motion was made by Commissioner Soby, seconded by Commissioner Kiziloglu, to nominate Commissioner Gaidos to serve as the Housing Commission Chairperson and Commissioner Galvin as the Vice Chairperson for February through December 2021.

ROLL CALL VOTE:

AYES: Commissioners Duggan, Galvin, Kiziloglu, Soby, and Chairperson Gaidos.

NOES: None

ABSENT: None

ABSTAIN: None

MATTERS INITIATED BY MEMBERS OF THE COMMISSION

Chairperson Gaidos confirmed with commissioners they were in agreement with the earlier recommendation that staff should provide for their review a draft copy of the Scope of Work.

A motion was made by Chairperson Gaidos, seconded by Commissioner Dugan, asking staff to provide the Housing Commission with a draft copy of the Scope of Work for their review before the document is finalized.

ROLL CALL VOTE:

AYES: Commissioners Duggan, Galvin, Kiziloglu, Soby, and Chairperson Gaidos.

NOES: None

ABSENT: None

ABSTAIN: None

FUTURE AGENDA ITEMS

Mr. Hernandez advised that at the February meeting the commission would be reviewing semi-annual reports from agencies that had received grant funds.

ADJOURNMENT

There being no further business a motion was made and seconded to adjourn the meeting at 8:55 p.m.

NEXT MEETING:

To be decided.